HOUSING NOW

Québec CMA

Canada Mortgage and Housing Corporation

Date Released: Third Quarter 2009

Québec area housing starts in the second quarter of 2009

Residential construction is on the decline in the Québec census metropolitan area (CMA). According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), 1,662 housing units were started from April to June 2009, compared to 2,154 during the same period in 2008.

All market segments registered decreases in the second quarter of 2009: freehold homes[1] (-10 per cent), condominiums (-51 per cent) and rental housing (-23 per cent). The growing popularity of semi-detached houses should be noted, however, as starts of this type rose by 17 per cent. An increase in row

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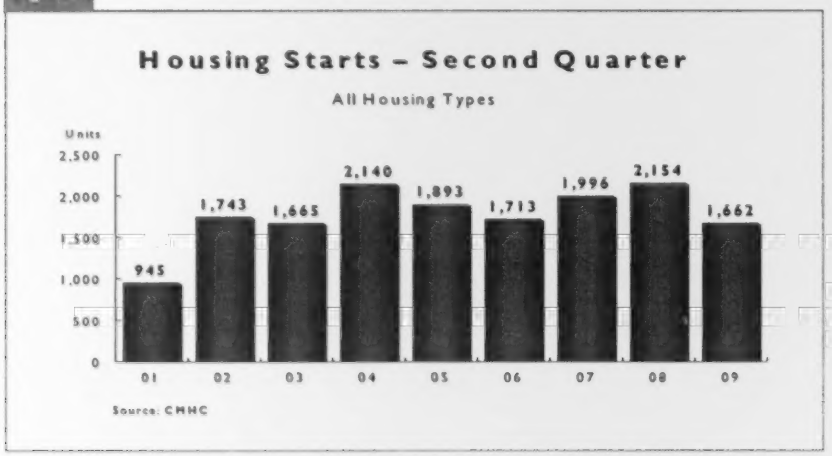

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[1] *Freehold homes refer to dwellings where the owner also holds the title of ownership to the land.*

Canada

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HOME TO CANADIANS

home construction was also observed.

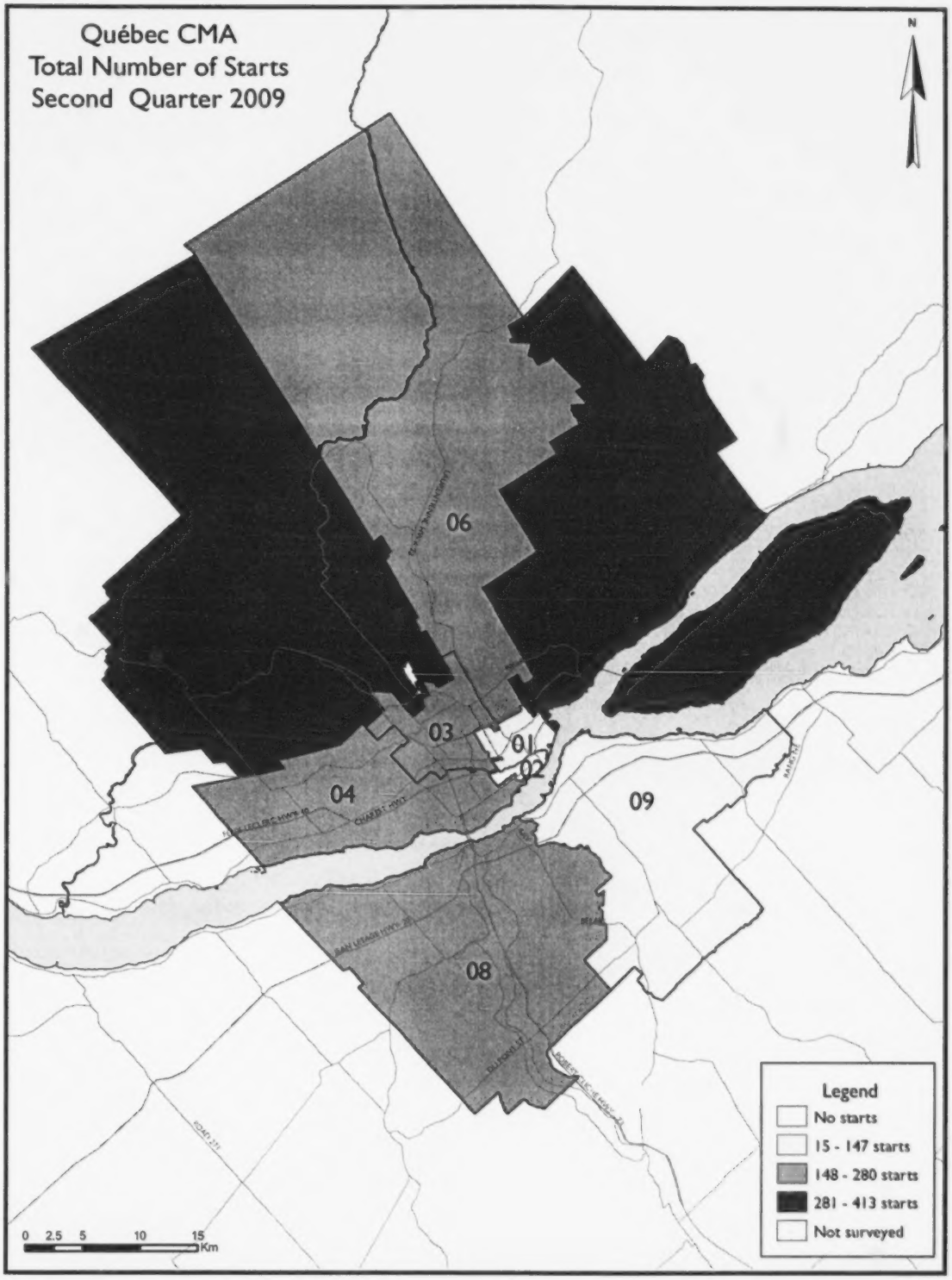
The results for the first six months of the year also show a decline in residential construction in the CMA. In all, 2,153 starts were enumerated, compared to 3,023 during the same period in 2008 and decreases were recorded in all segments. Conditions on the freehold home market are in line with expectations. However, the declines registered for condominium and rental housing should be less significant for 2009 overall, as several projects should get under way over the next six months, and it is expected that the tightening of the rental market will stimulate construction in this segment. As well, the job market remains solid in the Québec area, which is helping to support housing demand.

In all urban centres with 10,000 or more inhabitants across Quebec, 15,837 starts were enumerated during the first half of 2009, for a decrease of 22 per cent from the same period in 2008. Among the CMAs in the province, four recorded declines in residential construction: Trois-Rivières (-25 per cent), Québec (-29 per cent), Montréal (-26 per cent) and Saguenay (-25 per cent). The other two, Gatineau and Sherbrooke, registered increases of 18 per cent and 5 per cent, respectively.

Resale Market Continues to Slow Down

Sales of properties continued to fall slightly in the Québec census metropolitan area (CMA) in the second quarter of 2009. In fact, according to the latest data from the Canadian Real Estate Association (CREA), 2,382 homes were sold from April to June 2009, compared to 2,470 during the same period in 2008 (-3.6 per cent). It should be mentioned that despite this decrease, the resale market remained active in the Québec CMA, stimulated by the vigorous regional economy and the low mortgage rates.

Prices, for their part, rose by 5 per cent. Homes were therefore selling for an average price of $210,185 in the second quarter of 2009, compared to $200,100 one year earlier.


Québec CMA
Total Number of Starts
Second Quarter 2009
N
06
03
01
02
04
09
08
Legend
No starts
15 - 147 starts
148 - 280 starts
281 - 413 starts
Not surveyed
0 2.5 5 10 15
Km

ZONE DESCRIPTIONS - QUEBEC CMA		
Zones	**Municipalities and Zones**	**Large Zones**
Zone 1	Lower Town Québec, Vanier	North Centre
Zone 2	Upper Town Québec	North Centre
Zone 3	Québec-Des Rivières (Neufchatel, Duberger, Les Saules, Lebourgneuf), Ancienne-Lorette	North Centre
Zone 4	Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	North Centre
Zone 5	Val-Belair, Saint-Emile, Loretteville, Lac-Saint-Charles, Lac Delage, Valcartier, Shannon, Lac-Saint-Joseph, Sainte-Catherine-de-la-Jacques-Cartier, Fossambault	Northern Suburbs
Zone 6	Charlesbourg, Lac-Beauport, Stoneham-Tewkesbury	Northern Suburbs
Zone 7	Beauport, Sainte-Brigitte-de-Laval, Boischatel, L'Ange-Gardien, Château-Richer, l'Ile-d'Orleans	Northern Suburbs
Zone 8	Charny, Saint-Rornuald, Saint-Jean-Chrysostome, Saint-Nicolas, Saint-Rédempteur, Breakeyville, Saint-Lambert, Saint-Etienne	South Shore
Zone 9	Levis, Pintendre, Saint-Joseph-de-Levy, Saint-Etiennede-Beaumont	South Shore

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity (data are not available at this time)
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Québec CMA
Second Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2009	614	218	133	0	8	228	0	419	1,662
Q2 2008	759	186	130	0	32	447	0	530	2,154
% Change	-19.1	17.2	2.3	n/a	-75.0	-49.0	n/a	-20.9	-22.8
Year-to-date 2009	845	310	157	0	8	310	0	481	2,153
Year-to-date 2008	1,028	248	169	0	32	606	0	870	3,023
% Change	-17.8	25.0	-7.1	n/a	-75.0	-48.8	n/a	-44.7	-28.8
UNDER CONSTRUCTION									
Q2 2009	701	214	148	0	24	581	0	964	2,674
Q2 2008	806	182	149	0	32	822	0	1,579	3,728
% Change	-13.0	17.6	-0.7	n/a	-25.0	-29.3	n/a	-38.9	-28.3
COMPLETIONS									
Q2 2009	355	168	45	0	4	270	0	388	1,230
Q2 2008	428	114	99	0	0	193	0	462	1,296
% Change	-17.1	47.4	-54.5	n/a	n/a	39.9	n/a	-16.0	-5.1
Year-to-date 2009	692	238	78	0	28	410	0	422	1,938
Year-to-date 2008	722	168	137	0	3	242	4	507	1,783
% Change	-4.2	41.7	-43.1	n/a	**	69.4	-100.0	-16.8	8.7
COMPLETED & NOT ABSORBED									
Q2 2009	85	74	21	0	11	257	0	381	829
Q2 2008	47	32	47	0	2	164	0	185	477
% Change	80.9	131.3	-55.3	n/a	**	56.7	n/a	105.9	73.8
ABSORBED									
Q2 2009	355	146	39	0	16	211	0	331	1,098
Q2 2008	434	112	90	0	2	196	1	464	1,299
% Change	-18.2	30.4	-56.7	n/a	**	7.7	-100.0	-28.7	-15.5
Year-to-date 2009	676	206	73	0	25	361	0	472	1,813
Year-to-date 2008	718	157	131	0	2	267	6	579	1,860
% Change	-5.8	31.2	-44.3	n/a	**	35.2	-100.0	-18.5	-2.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre nord									
Q2 2009	122	40	19	0	0	91	0	187	477
Q2 2008	87	32	0	0	32	142	0	20	313
Périphérie nord									
Q2 2009	360	128	96	0	0	131	0	192	931
Q2 2008	491	102	105	0	0	256	0	102	1,126
Rive sud									
Q2 2009	131	50	16	0	8	6	0	40	251
Q2 2008	178	52	23	0	0	49	0	408	710
Québec CMA									
Q2 2009	614	218	133	0	8	228	0	419	1,662
Q2 2008	759	186	130	0	32	447	0	530	2,154
New City of Québec									
Q2 2009	246	122	103	0	0	210	0	244	943
Q2 2008	289	80	87	0	32	388	0	114	1,060
New City of Lévis									
Q2 2009	93	46	18	0	8	6	0	40	211
Q2 2008	115	38	25	0	0	49	0	408	635
UNDER CONSTRUCTION									
Centre nord									
Q2 2009	128	40	23	0	16	215	0	403	843
Q2 2008	107	36	5	0	32	386	0	806	1,412
Périphérie nord									
Q2 2009	421	120	107	0	0	294	0	342	1,308
Q2 2008	503	96	109	0	0	333	0	351	1,462
Rive sud									
Q2 2009	149	54	16	0	8	72	0	219	518
Q2 2008	193	50	33	0	0	103	0	422	849
Québec CMA									
Q2 2009	701	214	148	0	24	581	0	964	2,674
Q2 2008	806	182	149	0	32	822	0	1,579	3,728
New City of Québec									
Q2 2009	244	110	112	0	16	485	0	610	1,595
Q2 2008	278	78	94	0	32	699	0	1,117	2,408
New City of Lévis									
Q2 2009	110	48	18	0	8	60	0	214	458
Q2 2008	133	34	35	0	0	103	0	417	770

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Centre nord									
Q2 2009	43	14	10	0	0	19	0	90	176
Q2 2008	74	52	15	0	0	119	0	67	327
Périphérie nord									
Q2 2009	221	112	25	0	0	242	0	34	634
Q2 2008	247	26	41	0	0	42	0	374	730
Rive sud									
Q2 2009	90	42	10	0	4	9	0	264	419
Q2 2008	103	36	43	0	0	32	0	21	235
Québec CMA									
Q2 2009	355	168	45	0	4	270	0	388	1,230
Q2 2008	428	114	99	0	0	193	0	462	1,296
New City of Québec									
Q2 2009	138	100	33	0	0	249	0	124	644
Q2 2008	199	70	45	0	0	143	0	441	898
New City of Lévis									
Q2 2009	64	36	10	0	4	9	0	260	383
Q2 2008	86	32	43	0	0	32	0	21	214
COMPLETED & NOT ABSORBED									
Centre nord									
Q2 2009	6	9	10	0	6	61	0	194	286
Q2 2008	11	8	7	0	2	93	0	73	194
Périphérie nord									
Q2 2009	52	37	5	0	2	172	0	81	349
Q2 2008	22	8	12	0	0	43	0	101	186
Rive sud									
Q2 2009	27	28	6	0	3	24	0	106	194
Q2 2008	14	16	28	0	0	28	0	11	97
Québec CMA									
Q2 2009	85	74	21	0	11	257	0	381	829
Q2 2008	47	32	47	0	2	164	0	185	477
New City of Québec									
Q2 2009	45	39	14	0	8	222	0	255	583
Q2 2008	25	14	16	0	2	118	0	133	308
New City of Lévis									
Q2 2009	22	26	6	0	3	24	0	106	187
Q2 2008	10	15	28	0	0	28	0	11	92

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Centre nord									
Q2 2009	45	9	6	0	4	39	0	105	208
Q2 2008	75	49	13	0	2	99	0	91	329
Périphérie nord									
Q2 2009	221	102	27	0	1	140	0	56	547
Q2 2008	250	28	42	0	0	56	1	339	716
Rive sud									
Q2 2009	88	35	6	0	11	32	0	170	342
Q2 2008	105	35	35	0	0	41	0	34	250
Québec CMA									
Q2 2009	355	146	39	0	16	211	0	331	1,098
Q2 2008	434	112	90	0	2	196	1	464	1,299
New City of Québec									
Q2 2009	139	85	29	0	5	166	0	151	575
Q2 2008	196	64	43	0	2	148	1	416	870
New City of Québec									
Q2 2009	60	28	6	0	11	32	0	166	303
Q2 2008	90	30	35	0	0	41	0	34	230

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Québec CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	2,031	496	326	0	49	1,111	0	1,353	5,457
% Change	-5.3	65.3	-19.7	n/a	**	52.4	-100.0	-13.5	3.3
2007	2,144	300	406	0	11	729	3	1,564	5,284
% Change	-3.7	-6.3	3.8	n/a	-8.3	-28.9	-25.0	42.8	2.1
2006	2,226	320	391	0	12	1,026	4	1,095	5,176
% Change	-11.9	-22.0	13.0	n/a	200.0	-9.0	0.0	-20.0	-11.3
2005	2,528	410	346	0	4	1,127	4	1,368	5,835
% Change	-6.5	35.8	13.4	n/a	-69.2	-5.1	33.3	-18.2	-5.7
2004	2,704	302	305	0	13	1,187	3	1,672	6,186
% Change	1.1	32.5	15.1	n/a	-80.0	18.1	n/a	23.9	10.5
2003	2,674	228	265	0	65	1,005	0	1,350	5,599
% Change	14.9	32.6	62.6	n/a	**	101.0	n/a	20.9	30.8
2002	2,327	172	163	0	3	500	0	1,117	4,282
% Change	47.2	52.2	46.8	n/a	n/a	61.8	n/a	158.0	67.6
2001	1,581	113	111	0	0	309	0	433	2,555
% Change	25.3	82.3	65.7	n/a	-100.0	**	n/a	-42.1	12.3
2000	1,262	62	67	0	31	81	0	748	2,275
% Change	8.3	-62.2	26.4	n/a	n/a	-46.4	n/a	166.2	25.4
1999	1,165	164	53	0	0	151	0	281	1,814

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Québec - Basse-ville, Vanier	0	0	2	0	0	0	13	24	15	24	-37.5
Québec - Haute-ville	0	0	0	0	0	0	0	49	0	49	-100.0
Québec - Des Rivières, L'Ancienne-Lorette	60	44	34	20	3	32	146	91	243	187	29.9
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	63	46	4	12	0	0	153	0	220	58	**
Val-Bélair, Saint Émile, Loretteville, etc	152	210	38	2	36	5	187	113	413	330	25.2
Charlesbourg, Stoneham, etc	66	162	50	60	11	14	57	293	184	529	-65.2
Beauport, Boischâtel, Île-d'Orléans, etc	142	119	40	40	9	4	145	104	336	267	25.8
Charny, Saint-Romuald, Saint-Jean-Chr., etc	86	118	38	34	16	10	32	41	172	203	-15.3
Lévis, Pintendre, etc	45	60	12	18	8	13	14	416	79	507	-84.4
Québec CMA	614	759	218	186	83	78	747	1,131	1,662	2,154	-22.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Québec - Basse-ville, Vanier	0	0	2	0	0	0	19	33	21	33	-36.4
Québec - Haute-ville	0	0	0	0	0	0	7	49	7	49	-85.7
Québec - Des Rivières, L'Ancienne-Lorette	79	82	38	38	3	32	156	372	276	524	-47.3
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	77	75	6	12	0	7	153	0	236	94	151.1
Val-Bélair, Saint Émile, Loretteville, etc	219	264	48	2	36	5	226	120	529	391	35.3
Charlesbourg, Stoneham, etc	101	189	72	70	19	17	91	305	283	581	-51.3
Beauport, Boischâtel, Île-d'Orléans, etc	180	158	68	44	13	4	166	289	427	495	-13.7
Charny, Saint-Romuald, Saint-Jean-Chr., etc	124	180	56	62	16	19	47	62	243	323	-24.8
Lévis, Pintendre, etc	65	80	20	20	8	17	38	416	131	533	-75.4
Québec CMA	845	1,028	310	248	95	101	903	1,646	2,153	3,023	-28.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Québec - Basse-ville, Vanier	0	0	0	0	0	12	13	12
Québec - Haute-ville	0	0	0	0	0	45	0	4
Québec - Des Rivières, L'Ancienne-Lorette	3	32	0	0	107	87	39	4
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	0	0	0	0	0	0	135	0
Val-Bélair, Saint Émile, Loretteville, etc	36	5	0	0	66	52	121	25
Charlesbourg, Stoneham, etc	11	14	0	0	54	228	3	65
Beauport, Boischâtel, Île-d'Orléans, etc	9	4	0	0	53	58	68	12
Charny, Saint-Romuald, Saint-Jean-Chr., etc	16	10	0	0	6	27	26	14
Lévis, Pintendre, etc	8	13	0	0	0	22	14	394
Québec CMA	83	78	0	0	286	531	419	530

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Québec - Basse-ville, Vanier	0	0	0	0	0	21	19	12
Québec - Haute-ville	0	0	0	0	7	45	0	4
Québec - Des Rivières, L'Ancienne-Lorette	3	32	0	0	113	201	43	171
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	0	7	0	0	0	0	135	0
Val-Bélair, Saint Émile, Loretteville, etc	36	5	0	0	76	56	150	28
Charlesbourg, Stoneham, etc	19	17	0	0	74	232	17	73
Beauport, Boischâtel, Île-d'Orléans, etc	13	4	0	0	74	84	68	171
Charny, Saint-Romuald, Saint-Jean-Chr., etc	16	19	0	0	12	45	35	17
Lévis, Pintendre, etc	8	17	0	0	24	22	14	394
Québec CMA	95	101	0	0	380	706	481	870

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Québec - Basse-ville, Vanier	2	0	0	12	13	12	15	24
Québec - Haute-ville	0	0	0	45	0	4	0	49
Québec - Des Rivières, L'Ancienne-Lorette	113	66	91	117	39	4	243	187
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	67	58	0	0	135	0	220	58
Val-Bélair, Saint Émile, Loretteville, etc	250	237	42	32	121	25	413	330
Charlesbourg, Stoneham, etc	135	288	46	176	3	65	184	529
Beauport, Boischâtel, Île-d'Orléans, etc	201	173	43	48	68	12	336	267
Charny, Saint-Romuald, Saint-Jean-Chr., etc	140	162	6	27	26	14	172	203
Lévis, Pintendre, etc	57	91	8	22	14	394	79	507
Québec CMA	965	1,075	236	479	419	530	1,662	2,154

Table 2.5: Starts by Submarket and by Intended Market January - June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Québec - Basse-ville, Vanier	2	0	0	21	19	12	21	33
Québec - Haute-ville	0	0	7	45	0	4	7	49
Québec - Des Rivières, L'Ancienne-Lorette	136	122	97	231	43	171	276	524
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	83	94	0	0	135	0	236	94
Val-Bélair, Saint Émile, Loretteville, etc	331	295	48	32	150	28	529	391
Charlesbourg, Stoneham, etc	208	332	58	176	17	73	283	581
Beauport, Boischâtel, Île-d'Orléans, etc	271	224	64	66	68	171	427	495
Charny, Saint-Romuald, Saint-Jean-Chr., etc	196	261	12	45	35	17	243	323
Lévis, Pintendre, etc	85	117	32	22	14	394	131	533
Québec CMA	1,312	1,445	318	638	481	870	2,153	3,023

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Québec - Basse-ville, Vanier	0	0	0	0	0	0	27	14	27	14	92.9
Québec - Haute-ville	0	0	0	0	0	0	0	0	0	0	n/a
Québec - Des Rivières, L'Ancienne-Lorette	19	43	10	42	0	0	88	178	117	263	-55.5
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	25	35	4	10	4	7	0	2	33	54	-38.9
Val-Bélair, Saint Émile, Loretteville, etc	116	103	16	6	0	0	6	38	138	147	-6.1
Charlesbourg, Stoneham, etc	49	93	70	14	0	3	209	70	328	180	82.2
Beauport, Boischâtel, Île-d'Orléans, etc	56	51	26	6	3	0	83	346	168	403	-58.3
Charny, Saint-Romuald, Saint-Jean-Chr., etc	54	78	32	30	8	11	34	52	128	171	-25.1
Lévis, Pintendre, etc	36	25	10	6	4	30	241	3	291	64	**
Québec CMA	355	428	168	114	19	51	688	703	1,230	1,296	-5.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Québec - Basse-ville, Vanier	0	0	0	0	0	0	30	14	30	14	114.3
Québec - Haute-ville	0	0	0	0	0	0	45	0	45	0	n/a
Québec - Des Rivières, L'Ancienne-Lorette	48	73	12	52	25	0	110	178	195	303	-35.6
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	47	57	6	12	4	14	2	2	59	85	-30.6
Val-Bélair, Saint Émile, Loretteville, etc	208	169	24	10	0	0	52	46	284	225	26.2
Charlesbourg, Stoneham, etc	121	133	90	16	0	3	222	104	433	256	69.1
Beauport, Boischâtel, Île-d'Orléans, etc	117	104	36	14	3	0	155	390	311	508	-38.8
Charny, Saint-Romuald, Saint-Jean-Chr., etc	89	129	50	50	12	21	43	70	194	270	-28.1
Lévis, Pintendre, etc	62	57	20	14	8	42	297	9	387	122	**
Québec CMA	692	722	238	168	52	80	956	813	1,938	1,783	8.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Second Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Québec - Basse-ville, Vanier	0	0	0	0	15	14	12	0
Québec - Haute-ville	0	0	0	0	0	0	0	0
Québec - Des Rivières, L'Ancienne-Lorette	0	0	0	0	10	111	78	67
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	4	7	0	0	0	2	0	0
Val-Bélair, Saint Émile, Loretteville, etc	0	0	0	0	6	8	0	30
Charlesbourg, Stoneham, etc	0	3	0	0	187	26	22	44
Beauport, Boischâtel, Île-d'Orléans, etc	3	0	0	0	71	46	12	300
Charny, Saint-Romuald, Saint-Jean-Chr., etc	8	11	0	0	5	34	29	18
Lévis, Pintendre, etc	4	30	0	0	6	0	235	3
Québec CMA	19	51	0	0	300	241	388	462

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Québec - Basse-ville, Vanier	0	0	0	0	15	14	15	0
Québec - Haute-ville	0	0	0	0	45	0	0	0
Québec - Des Rivières, L'Ancienne-Lorette	25	0	0	0	28	111	82	67
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	4	14	0	0	2	2	0	0
Val-Bélair, Saint Émile, Loretteville, etc	0	0	0	0	12	12	4	34
Charlesbourg, Stoneham, etc	0	3	0	0	200	44	22	60
Beauport, Boischâtel, Île-d'Orléans, etc	3	0	0	0	103	77	18	313
Charny, Saint-Romuald, Saint-Jean-Chr., etc	12	17	0	4	11	46	32	24
Lévis, Pintendre, etc	8	42	0	0	48	0	249	9
Québec CMA	52	76	0	4	464	306	422	507

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Québec - Basse-ville, Vanier	0	0	15	14	12	0	27	14
Québec - Haute-ville	0	0	0	0	0	0	0	0
Québec - Des Rivières, L'Ancienne-Lorette	35	91	4	105	78	67	117	263
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	33	54	0	0	0	0	33	54
Val-Bélair, Saint Émile, Loretteville, etc	138	117	0	0	0	30	138	147
Charlesbourg, Stoneham, etc	127	132	179	4	22	44	328	180
Beauport, Boischâtel, Île-d'Orléans, etc	93	65	63	38	12	300	168	403
Charny, Saint-Romuald, Saint-Jean-Chr., etc	96	121	3	32	29	18	128	171
Lévis, Pintendre, etc	46	61	10	0	235	3	291	64
Québec CMA	568	641	274	193	388	462	1,230	1,296

Table 3.5: Completions by Submarket and by Intended Market
January - June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Québec - Basse-ville, Vanier	0	0	15	14	15	0	30	14
Québec - Haute-ville	0	0	45	0	0	0	45	0
Québec - Des Rivières, L'Ancienne-Lorette	79	131	34	105	82	67	195	303
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	59	82	0	3	0	0	59	85
Val-Bélair, Saint Émile, Loretteville, etc	244	191	0	0	4	34	284	225
Charlesbourg, Stoneham, etc	223	180	188	16	22	60	433	256
Beauport, Boischâtel, Île-d'Orléans, etc	170	130	89	65	18	313	311	508
Charny, Saint-Romuald, Saint-Jean-Chr., etc	149	200	13	42	32	28	194	270
Lévis, Pintendre, etc	84	113	54	0	249	9	387	122
Québec CMA	1,008	1,027	438	245	422	511	1,938	1,783

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre nord													
Q2 2009	0	0.0	0	0.0	4	8.9	13	28.9	28	62.2	45	390,000	434,556
Q2 2008	3	4.0	2	2.7	11	14.7	17	22.7	42	56.0	75	300,000	338,667
Year-to-date 2009	1	1.1	0	0.0	11	11.6	20	21.1	63	66.3	95	390,000	422,474
Year-to-date 2008	4	3.2	3	2.4	22	17.5	31	24.6	66	52.4	126	300,000	328,214
Périphérie nord													
Q2 2009	24	10.9	34	15.4	63	28.5	45	20.4	55	24.9	221	230,000	265,240
Q2 2008	76	30.4	53	21.2	52	20.8	30	12.0	39	15.6	250	190,000	227,132
Year-to-date 2009	66	15.2	64	14.7	117	27.0	73	16.8	114	26.3	434	220,000	262,551
Year-to-date 2008	113	28.3	70	17.5	77	19.3	62	15.5	78	19.5	400	200,000	240,383
Rive sud													
Q2 2009	2	2.3	9	10.2	23	26.1	25	28.4	29	33.0	88	250,000	295,602
Q2 2008	20	19.0	11	10.5	32	30.5	21	20.0	21	20.0	105	220,000	239,524
Year-to-date 2009	8	5.6	15	10.4	35	24.3	39	27.1	47	32.6	144	250,000	291,583
Year-to-date 2008	25	13.4	21	11.2	62	33.2	38	20.3	41	21.9	187	220,000	248,864
Québec CMA													
Q2 2009	26	7.3	43	12.1	90	25.4	83	23.4	113	31.8	355	250,000	295,031
Q2 2008	99	22.8	66	15.2	95	21.9	70	16.1	104	24.0	434	220,000	249,961
Year-to-date 2009	75	11.1	79	11.7	163	24.1	132	19.5	227	33.6	676	250,000	292,152
Year-to-date 2008	142	19.8	94	13.1	161	22.4	133	18.5	188	26.2	718	220,000	258,448
New City of Québec													
Q2 2009	8	5.8	24	17.3	43	30.9	25	18.0	39	28.1	139	230,000	281,007
Q2 2008	40	20.4	43	21.9	37	18.9	24	12.2	52	26.5	196	215,000	250,954
Year-to-date 2009	37	13.4	47	17.0	70	25.3	41	14.8	82	29.6	277	220,000	280,105
Year-to-date 2008	54	18.6	52	17.9	56	19.2	49	16.8	80	27.5	291	220,000	256,296
New City of Lévis													
Q2 2009	1	1.7	4	6.7	13	21.7	15	25.0	27	45.0	60	260,000	326,633
Q2 2008	13	14.4	9	10.0	23	25.6	22	24.4	23	25.6	90	245,000	253,167
Year-to-date 2009	4	3.8	8	7.6	20	19.0	27	25.7	46	43.8	105	260,000	321,648
Year-to-date 2008	16	9.6	18	10.8	51	30.7	38	22.9	43	25.9	166	240,000	258,735

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2009						
Submarket	Q2 2009	Q2 2008	% Change	YTD 2009	YTD 2008	% Change
Québec - Basse-ville, Vanier	--	--	n/a	--	--	n/a
Québec - Haute-ville	--	--	n/a	--	--	n/a
Québec - Des Rivières, L'Ancienne-Lorette	448,810	332,826	34.8	440,196	316,447	39.1
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	427,200	340,606	25.4	406,596	342,273	18.8
Val-Bélair, Saint Émile, Loretteville, etc	236,552	206,991	14.3	235,025	209,692	12.1
Charlesbourg, Stoneham, etc	329,700	262,011	25.8	301,271	289,692	4.0
Beauport, Boischâtel, Île-d'Orléans, etc	267,145	206,471	29.4	271,246	228,267	18.8
Charny, Saint-Romuald, Saint-Jean-Chr., etc	327,617	227,625	43.9	318,163	236,336	34.6
Lévis, Pintendre, etc	258,902	277,600	-6.7	258,359	278,170	-7.1
Québec CMA	295,031	249,961	18.0	292,152	258,448	13.0

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
Second Quarter 2009

		Interest Rates			NHPI, Total, Québec CMA 1997=100	CPI, 2002 =100	Québec Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	151.7	110.6	391.9	5.2	68.0	714
	February	718	7.25	7.29	152.4	111.1	389.6	4.9	67.4	718
	March	712	7.15	7.19	152.4	111.3	388.2	4.8	67.1	712
	April	700	6.95	6.99	154.0	112.0	387.9	4.7	66.9	711
	May	679	6.15	6.65	154.5	113.2	388.8	5.1	67.2	720
	June	710	6.95	7.15	155.0	113.7	390.3	5.0	67.4	725
	July	710	6.95	7.15	155.0	113.7	390.9	5.1	67.5	734
	August	691	6.65	6.85	157.1	113.1	391.3	4.6	67.1	737
	September	691	6.65	6.85	157.1	113.6	391.5	4.4	67.0	746
	October	713	6.35	7.20	157.1	112.7	391.8	4.3	66.9	743
	November	713	6.35	7.20	159.4	112.1	392.9	4.2	66.9	741
	December	685	5.60	6.75	159.4	111.3	396.7	3.9	67.4	749
2009	January	627	5.00	5.79	160.4	111.2	399.9	3.8	67.7	757
	February	627	5.00	5.79	164.6	112.0	403.1	3.9	68.3	750
	March	613	4.50	5.55	164.8	112.4	401.6	4.0	68.1	741
	April	596	3.90	5.25	164.8	112.5	401.3	4.4	68.2	732
	May	596	3.90	5.25	165.6	113.6	396.8	4.4	67.4	731
	June	631	3.75	5.85		114.2	394.5	4.6	67.1	730
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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Canada's Economic Action Plan

Canada's Economic Action Plan 2009 announced a number of housing-related measures which are being delivered through Canada Mortgage and Housing Corporation. Find out more.

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